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**Viewing Arrangements:** once you are interested in purchasing this property please call at our office to make your formal offer and register your interest. This should be done before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

## Belvedere Mount, Beeston, LS11 7ED

Lota Properties offers for sale, this spacious four bedroom mid terraced property which is situated close to local amenities. The accommodation briefly comprises of a lounge, kitchen/diner, basement, bathroom and four bedrooms with a yard to the rear of the property. The property also benefits from gas central heating, double glazing & on street parking. This would make the ideal investment. Council Tax Band A. The tenure of the property is Freehold. Please call our office to arrange a viewing.



**FOR SALE**

Terraced Property  
Four Bedrooms  
Basement  
Gas Central Heating

Double Glazing  
On Street Parking  
Council Tax Band A  
Freehold

EPC Rating: D

**Offers In Region Of £140,000**



#### KITCHEN

**12' 0" x 11' 1" (3.68m x 3.39m)** Fitted base and wall units, sink and drainer unit, laminate worktop, plumbing for washing machine, gas hob, fitted oven, extractor hood, tiled splashbacks, vinyl flooring, double glazed window, radiator and door to rear garden.



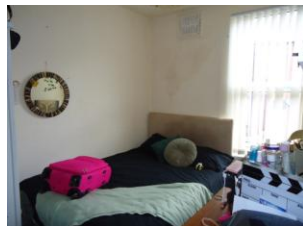
#### LOUNGE

**12' 3" x 12' 1" (3.74m x 3.69m)** UPVC door entrance into lounge, coving to ceiling, vinyl flooring, radiator and double glazed window.



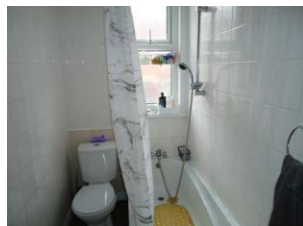
#### BEDROOM ONE

**12' 1" x 12' 0" (3.69m x 3.67m)** Fitted carpet, radiator and double glazed window.



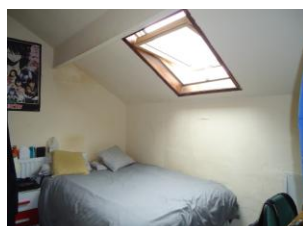
#### BEDROOM TWO

**10' 4" x 7' 4" (3.16m x 2.25m)** Fitted carpet, radiator and double glazed window.



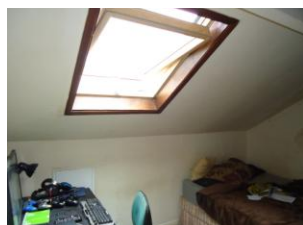
#### BATHROOM

**7' 6" x 4' 2" (2.3m x 1.28m)** W.C, wash basin, shower over bath, tiled walls, vinyl flooring and frosted double glazed window.



#### BEDROOM THREE

**12' 0" x 8' 3" (3.67m x 2.52m)** Fitted carpet, radiator and velux window.



#### BEDROOM FOUR

**12' 0" x 7' 2" (3.66m x 2.2m)** Fitted carpet, radiator and velux window.